TOWN OF COLD LAKE
General Municipal Plan
1983

Town of Cold Lake
General Municipal Plan 1983

Prepared by

TOWN OF COLD LAKE PLANNING COMMITTEE

Members

Doug Wold, Chairman	public at large
Marilyn Cinnamon	Council
Terry Densmore	Council
John Gagnon	public at large
Lorne Gerber	public at large (resigned)
Myron Goyan	Town Administrator
Gordon Lambert	public at large
Ron Olsen	public at large
John Sugden	public at large
Bill Symonds	Alberta Municipal Affairs
Ron deVries	Recreation Board
Pat Walsh	Recreation Administrator

Photos by - R. Jackson
- L. Beltrano, N.A.D.C.
- Public Affairs Bureau, Audio Visual Section
- Alberta Municipal Affairs

Alberta
MUNICIPAL AFFAIRS

This document replaces

THE TOWN OF COLD LAKE GENERAL MUNICIPAL PLAN

By-law No. 393 adopted February 12, 1980

Upon third reading of the adopting by-law

BY-LAW NO. 471

"THE TOWN OF COLD LAKE GENERAL MUNICIPAL PLAN BY-LAW"

A by-law to adopt the General Municipal Plan for the Town of Cold Lake.

EREAS the Council of the Town of Cold Lake has deemed it appropriate to review and update the general municipal plan to currently describe the manner in which the future development or re-development of the Town of Cold Lake may best be organized and carried out: and,

EREAS a general municipal plan has now been prepared on the basis of studies of land use, population growth, the economic base, transportation and communication needs, public services and such other relevant factors;

EREFORE the Council of the Town of Cold Lake under the authority of Section 61(1) of the Planning Act, 1977, as amended, hereby enacts as follows:

1. This by-law may be cited as "The Town of Cold Lake General Municipal Plan By-Law".
2. This by-law may be amended by by-law in accordance with the Planning Act.

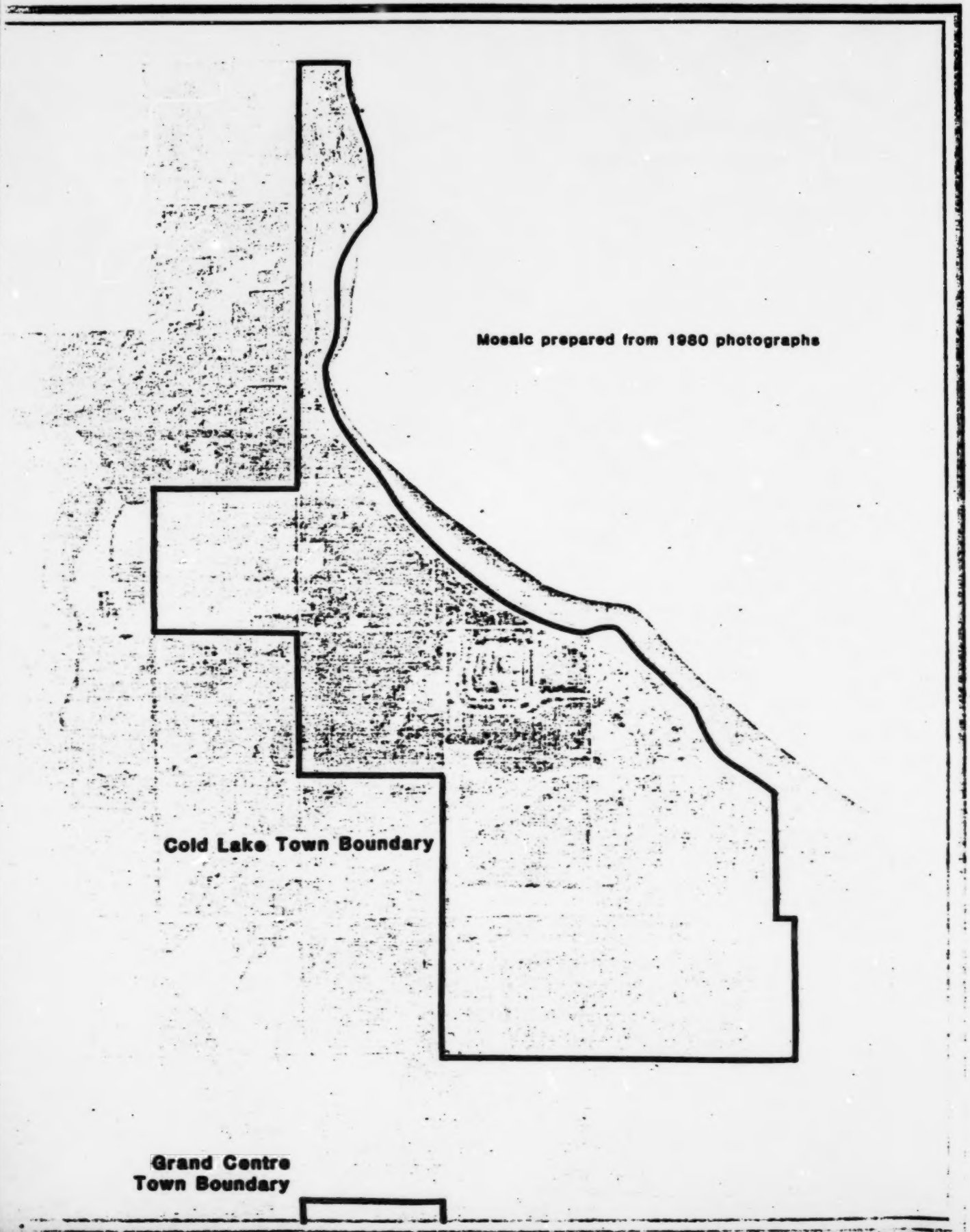
Read a first time the 13 day of July, 1982

Read a second time the 25 day of January, 1983

Read a third time and finally passed this 8 day of February, 1983

Mr. Warren Johnston
MAYOR

Mr. Myron Goyan
Municipal Administrator


Mosaic prepared from 1980 photographs
Cold Lake Town Boundary
Grand Centre
Town Boundary

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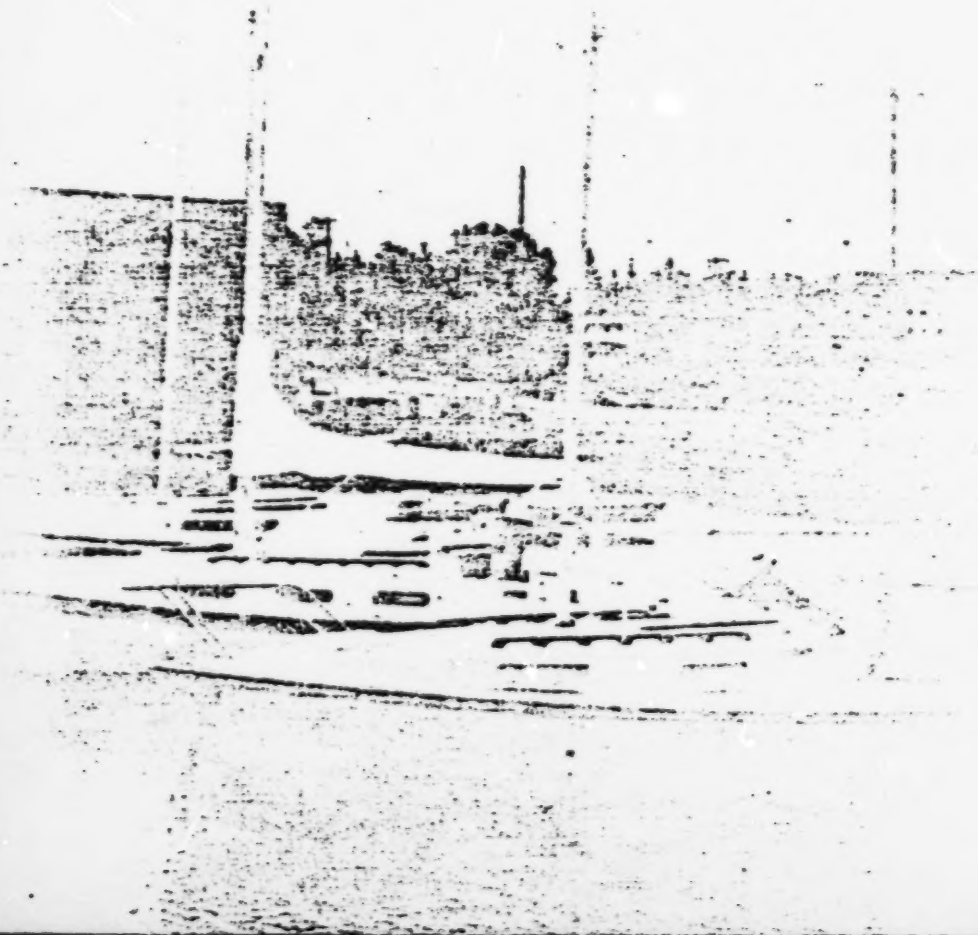
Introduction



introduction

A. The Planning Process

(a) Purpose

This General Municipal Plan consists of policy statements which will guide future land use planning and development in Cold Lake. It should be monitored and reviewed regularly - at least once every two years - in order to ensure that it continues to reflect current needs.

(b) Adoption

The General Municipal Plan is effected through by-law and any changes to this plan can only be made by amending that by-law. (Planning Act 1977, Sections 61, 139-43).

(c) Implementation

The Land Use By-Law will implement many of the detailed policies contained in this plan. Subsequently, all development must conform with the intent of the General Municipal Plan and the Land Use By-Law in conjunction with the Recreation Master Plan.

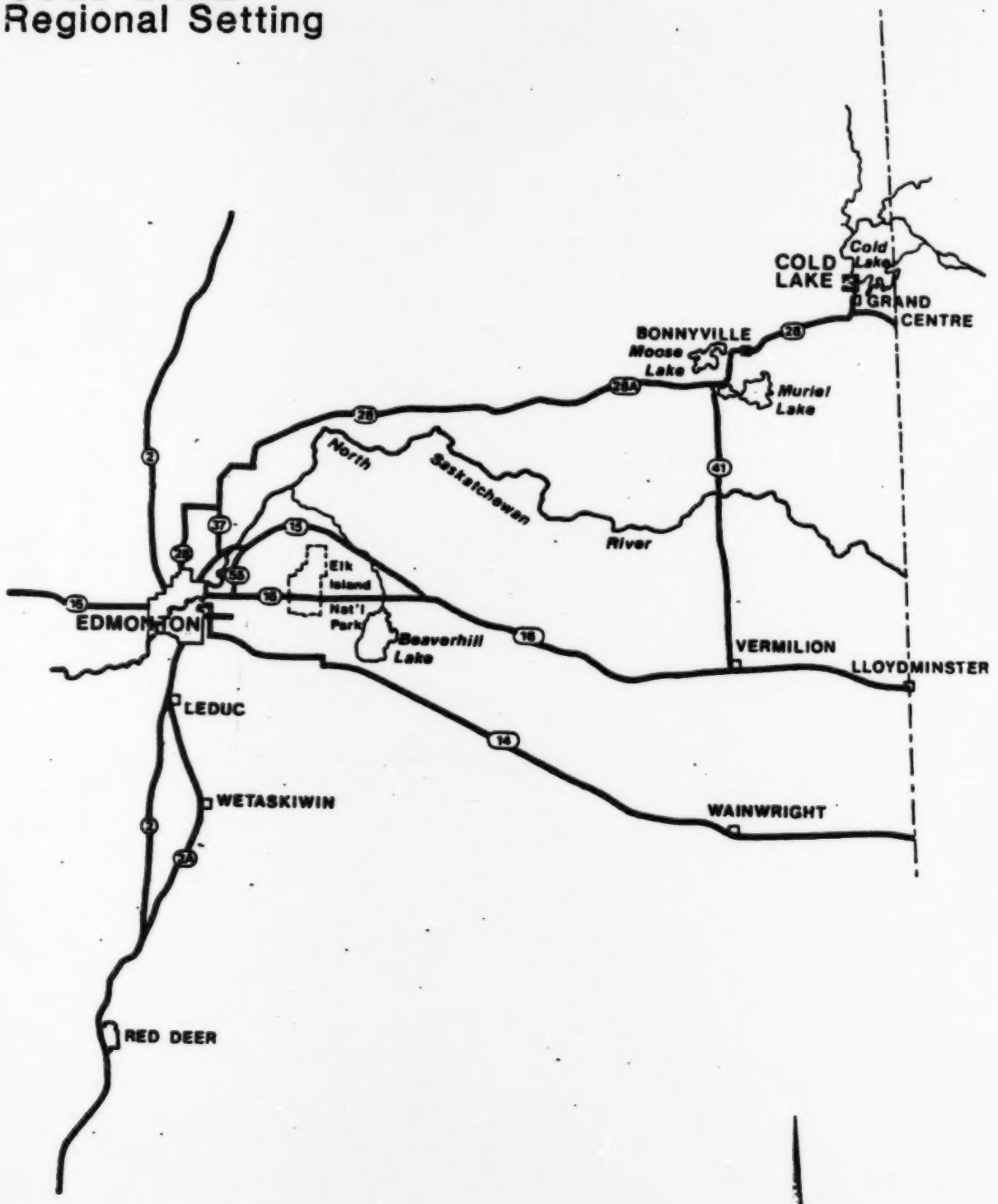
(d) Methodology

The revision was formulated and compiled co-operatively by the Cold Lake Planning Committee and Municipal Affairs Planning Services Division.

Meetings were held generally twice a month, beginning in February 1982 and ending June 1982, during which, revisions, additions and deletions were made in an effort to more favourably adapt the present and future development of the Town of Cold Lake to a changing economic situation. In certain instances, this necessitated a change of emphasis, in others, the inclusion of factors or amenities not previously receiving their due consideration, all with a positive view toward development.

D. M. WOLD,
Chairman

COLD LAKE
Regional Setting



B. Existing Situation

(a) Economic Base

Cold Lake's main function in the past has been to service and provide living accommodation for the Canadian Forces Base, Cold Lake and more recently the oil industry. Tourism and recreation are becoming increasingly important to the community. The only industrial enterprise is a seasonal fisheries operation. The limited number of commercial activities primarily service the Town itself.

(b) Population

Since its incorporation in 1955, Cold Lake's population growth has been relatively slow. Between the 1961 and 1976 censuses, the population rose from 1307 to 1320, although there were increases and decreases within that time period.

Only within the last few years has Cold Lake shown any significant increase in population. A town census, carried out by Alberta Municipal Affairs, shows the June 1981 population to be 2,054 people, an increase of nearly 60 percent since 1976. The number of occupied dwellings also increased from 395 in 1976 to 628 in 1981 - a growth rate of nearly 60 percent. In 1976, 27% of Cold Lake's population was under 15 compared to 31% provincially. By 1981 these figures showed 29% of Cold Lake's population under 15 and only 25%* for the Province as a whole.

(c) Building Permits

The estimated value of building permits fluctuated quite significantly between 1961 and 1976. However, since 1976, the increasing value has been remarkable: $800,000 in 1972, $2,703,000 in 1976 and over $10,000,000 in 1978. Delay in the Esso project resulted in a drastically reduced permit value for 1981 ($2,892,000).

(d) Existing Land Use

While Cold Lake remains dominated by single family units, the percentage of this type of housing unit relative to other types has declined significantly since 1970. In 1970, 91% of housing units were single family. By 1975, this figure had dropped to 85%. In 1976, following the construction of the senior citizens' lodge, the percentage of single family units dropped to 73%. The September 1978 figure was 71%, this primarily reflecting a higher proportion of apartments being constructed. The 1981 Census indicates this figure has not changed.

Other aspects of land use include the following: of the developed part of the Town, approximately one percent of the land is used for industrial purposes and approximately two percent for commercial purposes; a high proportion consists of roads.

* ABS Population Estimates, Second Quarter 1981

(e) Summary

Until 1976, Cold Lake's population grew very slowly. Since then, a noticeable upward trend has taken place. However, even during the slow growth period, the number of household units continued to increase, and this has also become more noticeable over the last few years.

Cold Lake's economic base remains limited; industrial and commercial activity are carried on at a small scale. The Town is still dominated by single family dwellings, although proportionately this type of housing is not as significant as it used to be.

C. The Future

There are two primary reasons for revising the General Municipal Plan for Cold Lake at this time. Firstly, the General Plan itself recommends the plan be re-examined every two years. Secondly and more importantly, circumstances have changed. Additional lands have been annexed, a variety of development plans have been presented for approval, the perception of issues has changed and most significantly, the Esso project has not proceeded and its future remains uncertain. Experience of the last two years has served to emphasize more than ever the need to be flexible and recognize the permanent opportunities such as recreation and tourism as much as the possible opportunities presented by the Esso project.

(a) Population Growth

Without the Esso mega-project, growth will continue but will be much nearer the Provincial average of 3 - 4% per annum. This growth rate would result in a 1989 population of 2600. Should the Esso project proceed, the population of Cold Lake can be expected to increase rapidly reaching perhaps 3200 - 3600* by 1989.

(b) Housing Types

On the basis of present growth expectations, the single family home will continue to predominate. Should the oil industry activities increase significantly, more multiple family housing will be necessary.

(c) Recreation and Tourism

With the delay in large scale oil projects, a greater emphasis must be given to promoting tourism opportunities in the community. Projects and activities which enhance these opportunities should be encouraged.

(d) Environment

A greater emphasis must be placed on the protection of the area's desirable qualities. Pressures on compromising this feature will increase as development progresses. Efforts must be made to minimize undesirable effects.

(e) Industrial Development

As noted previously, Cold Lake's present industrial base is extremely limited. However, with the expansion of the oil industry, it is likely that spin-off industries will be attracted to the area; e.g., assembling, warehousing and machinery servicing.

(f) Commercial Development

With increased industrial activity and population growth both in the Town and surrounding area, more commercial services will be demanded.

* Projections by Advanced Education and Manpower assuming a late 1982 start up.

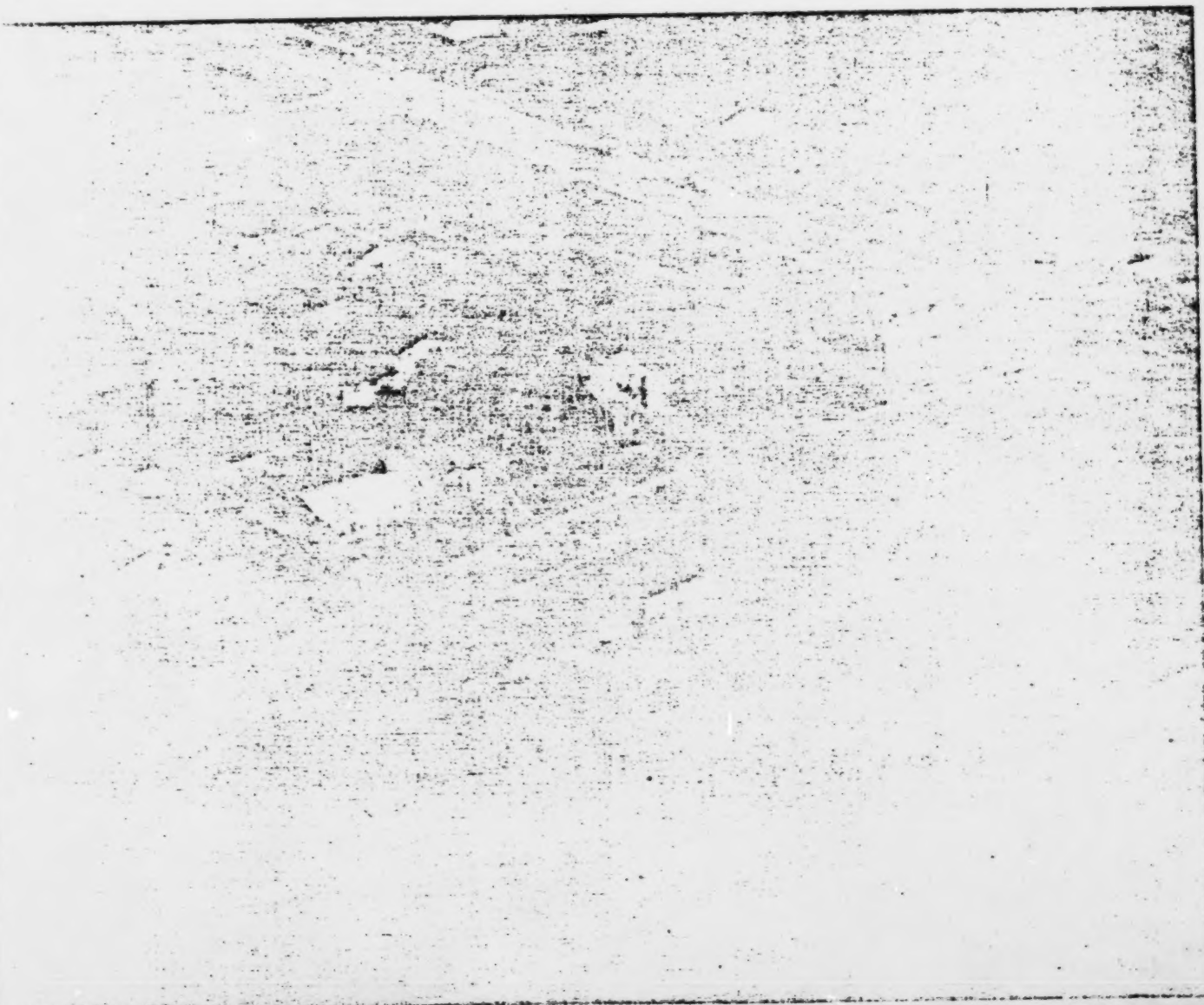
(g) Community Facilities, Transportation and Utilities

There will be a need for these to keep pace with the growing population and activity in the Town.

(h) Summary

The above concerns are examples of the types of land use issues which may be arising within the next few years. Should the Esso project not proceed, demands upon the Town will be much more limited. The purpose of this revised plan will be to determine how the Town wishes to respond to these issues and what means it plans to use to attain these ends.

The Plan
Goals & Format



The Plan

A. Format

In order to give a framework to the plan, a set of goals was established. Goals are defined as ideal ends towards which the plan will strive. The next step was to determine land use issues which either existed or were thought likely to arise in the future. These issues were discussed under separate land use categories (e.g., residential, commercial). Desirable responses to these issues were determined and incorporated into objectives, the latter were defined as aims which can be measured and achieved. The last step was to formulate policies, or means by which these objectives could be realized. Therefore, after stating the goals of the plan, the rest of the document is then divided by land use category; issues, objectives, and policies are discussed therein.

B. Goals

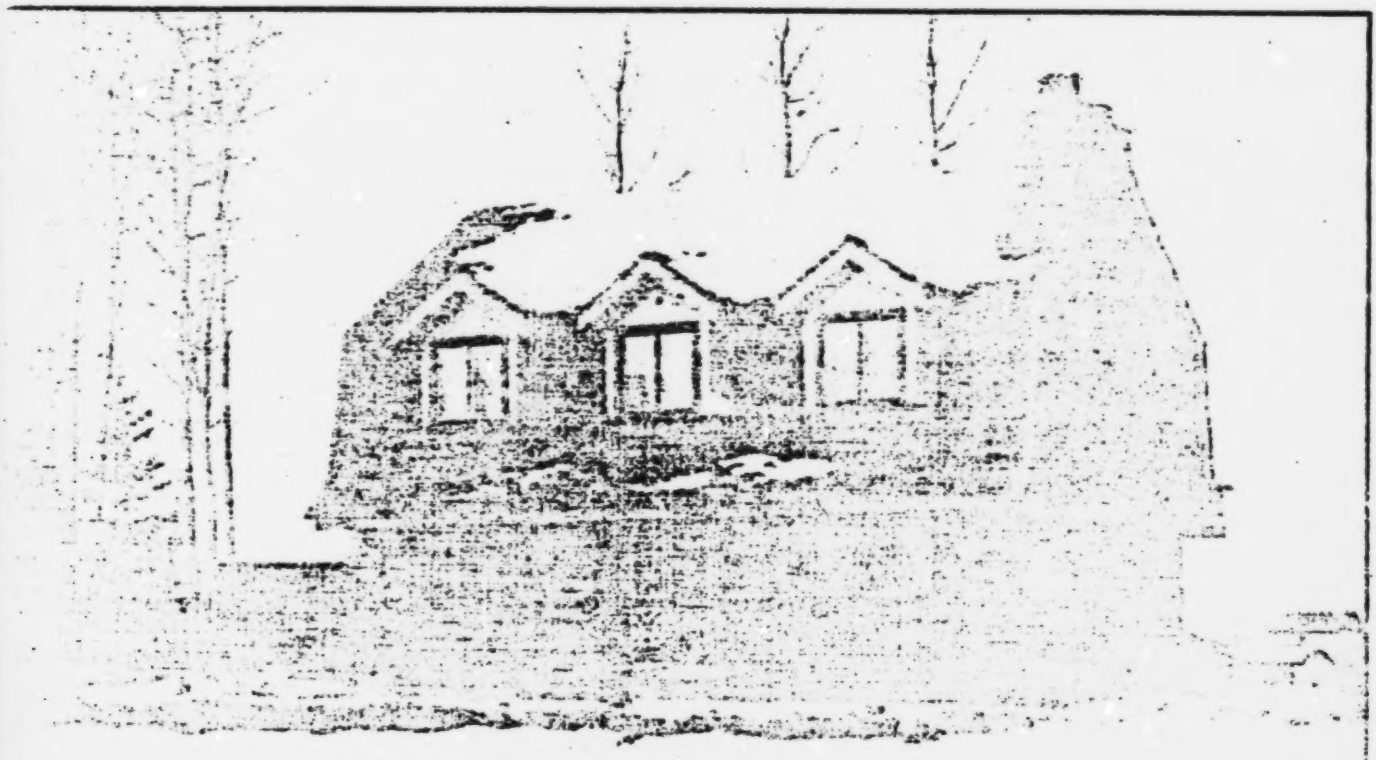
The goals of the Cold Lake General Municipal Plan are as follows:

1. To ensure that growth contributes to the community by:
   - NOT being a financial burden
   - NOT being radically divergent physically
   - NOT being socially disruptive
2. To maintain the existing unique character of Cold Lake.
3. To allow growth in Cold Lake in a manner which is consistent with the above character.
4. To ensure that the rate of growth is within the financial capabilities of the Town.
5. To supply sufficient amounts of various land uses to meet demand.
6. To ensure that these land uses are compatible.
7. To encourage innovative design and high quality standards of construction for all new developments.
8. To ensure that infrastructure levels and community facilities keep pace with future growth.
9. To ensure the preservation of the natural environment as growth occurs.
10. To encourage the Town's involvement in a land banking scheme.
11. To encourage public participation in the planning process.

12. To encourage an increase in commercial and industrial development in order to expand the financial basis of the Town.

13. To recognize the certainty of a recreation and tourism based economy by ensuring future planning and developments enhance this theme. Further, to recognize the uncertainty of an oil boom economy by monitoring and anticipating such an event but ensuring that planning and developments for such an event do not detract from recreation and tourism.

Residential Land Use



C. Residential Land Uses

Issue A

In 1970, 91% of the housing units in Cold Lake were detached single family dwellings. By 1978, this figure had dropped to 71% and remained at about this figure according to the 1981 census. There is concern that future growth and development will result in more pressure to offer alternative housing types, thereby changing the existing character of the community.

Objectives	Policies
1. Areas intended for future residential subdivision will remain zoned Urban Reserve until a particular subdivision application is submitted for approval by the Town and Director of Planning.	(a) To maintain the dominance of single family units.
2. In any new subdivision, it is the intention of the Town to have 75% of all units as single family dwellings.	(b) To establish location and design criteria for single family units.
3. Single family dwellings will not front on arterial roads.	
4. Varied designs of single family dwellings will be encouraged in each development and on each street.	
5. Single family developments will reflect the policies included in other pertinent sections of this plan (Environment", "Transportation", "Open Space and Recreation").	

Issue B

Under present growth expectations, the single family home is expected to predominate. There may be demand for alternative housing types to the single family dwelling. Development standards for these housing types must be identified to ensure that these dwellings contribute to the residential character of the Town.

Objectives

(a) To permit some increase in residential densities to meet new market demands.

(b) To encourage a hierarchy of housing types.

(c) To establish location and design criteria for various housing types and densities.

Policies

1. The alternative forms of housing to be supplied are:
   - duplexes
   - row housing
   - apartments
   - mobile homes

2. Multi-family housing sites will be located near collector roads in order to avoid heavy traffic flows along internal local residential streets.

3. Multi-family housing sites will be located within easy walking distance of open areas, community and recreation facilities.

4. Multi-family housing developments will be expected to provide on-site parking, recreation, and open space amenities as outlined in other sections ("Environment", "Transportation", "Open Space and Recreation").

5. The Development Officer will evaluate every application for multiple family housing (row or apartments) by using the Evaluating Multiple Family and Medium Density Housing report as a guide.

6. Relaxation of the Town's standards regarding multiple family housing shall only be approved where the relaxation is necessary to achieve a higher quality project.

7. The Town will encourage low maximum allowable densities for multi-family developments. As a guideline,

the maximum density for apartment units will be 25 units per net acre (62 units per net hectare); 12 units per net acre (30 units per net hectare) for row housing developments.

8. The maximum building height for apartment buildings will be 45 feet (13.7 m) or 3 storeys.

9. The maximum number of adjoining row dwellings should be 6. The space between these 6 unit blocks should be equivalent to the maximum height of the dwellings.

10. Alternatives to street-oriented row houses will be encouraged (e.g., facing onto a central courtyard).

11. Housing types and design will be mixed within each development and on each street to the satisfaction of the approving authority.

12. Innovative housing and subdivision design (e.g., zero lot lines) will be considered in order to reduce the cost of housing.

13. Multi-family housing will be allowed only in small concentrations approximately five acres (2 hectares) maximum with individual parcels not exceeding 3 acres (1.2 ha.). The intent of this is to avoid massive areas of multi-family dwellings which could significantly alter the residential character of the Town.

14. Mobile home development must meet the stringent requirements of the "Mobile Home Park Regulations and Standards" and the developer must enter into a development agreement with the Town.

15. Council will, as necessary, review the Mobile Home Park Regulations and Standards to determine location and design criteria for mobile home parks and subdivision.

16. Existing buildings will not be permitted to relocate in Cold Lake.

Issue C

The population of Cold Lake may increase significantly within the next decade. Sufficient amount of land must be made available to house the growing population.

Objectives

(a) To ensure sufficient amounts of residential land to meet future housing needs.

Polices

1. If the Town foresees the need for additional land for residential purposes, application will be made for annexation so that sufficient time is given to avoid a tight market situation. This may result in leap-frogging of development to ensure adequate supplies of serviced land at a reasonable price.

2. As a guideline, the Town will try to ensure that in each year there are ample vacant serviced lots available to permit the construction of double the number of housing units anticipated.

3. The housing demand and supply projections will be monitored constantly and changes made as they become necessary.

4. The direction of any future annexation will be dependent upon the ease of servicing and developing the land for residential purposes.

Issue D

Large scale population growth can be disruptive fiscally, physically and socially. Every effort should be made to minimize such consequences.

Objectives

(a) To link population growth and fiscal capacity so that growth does not become a fiscal burden.

(b) To ensure that population growth does not disrupt the physical integrity of the Town.

(c) To ensure that population growth is not socially disruptive.

Policies

1. The Town will establish revenue and expenditure guidelines.

2. The Town will identify the carrying capacity of existing capital works and establish a five year capital works program for utility, community service (police and fire), recreation and administration projects which shall be updated annually. Capital works will be scheduled to occur so that the revenue and expenditure guidelines are not exceeded.

3. Rezoning from urban reserve to detailed zoning will be withheld until utility, community service, recreation and administration capital requirements are in place or approved for development within the spending guidelines.

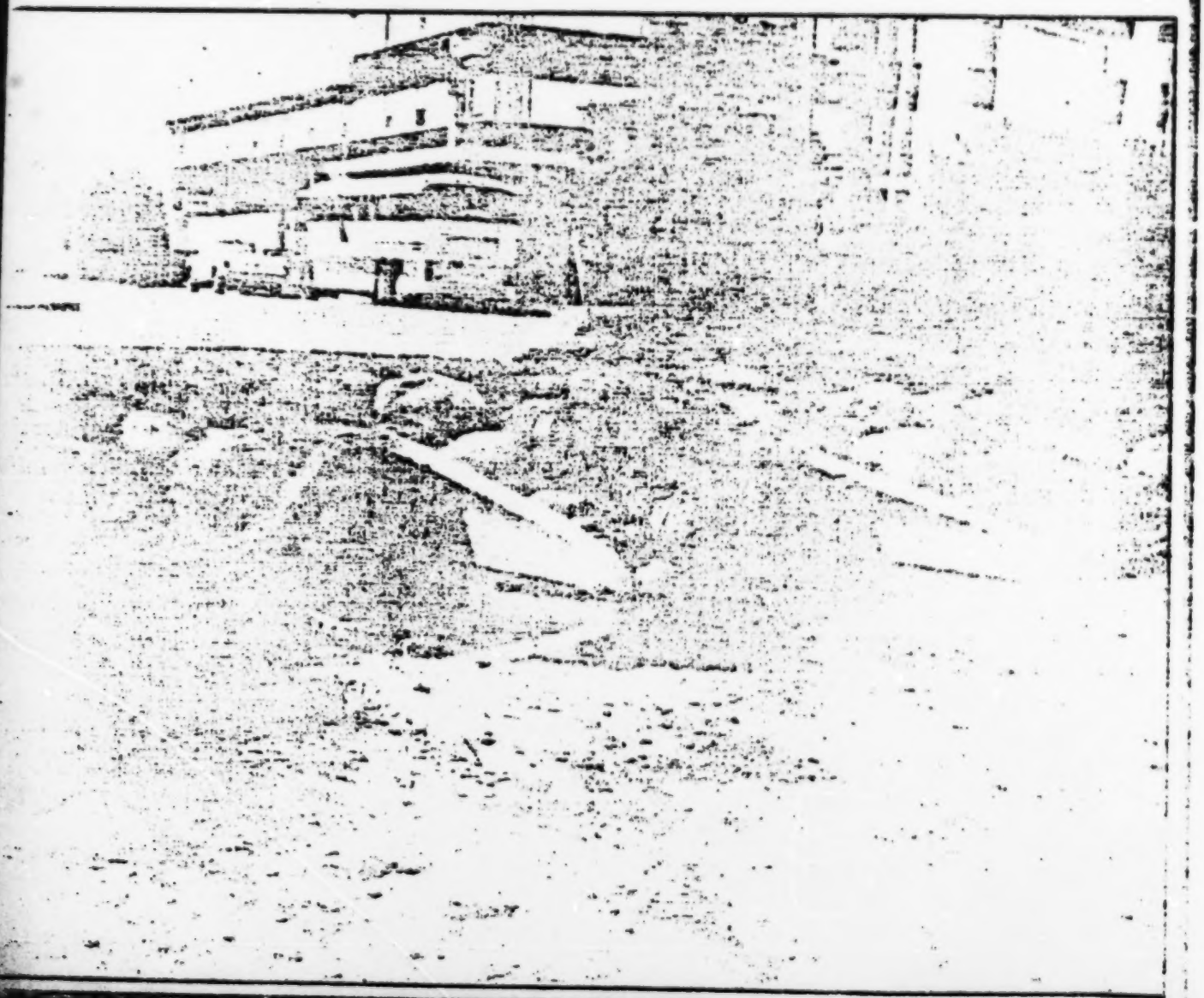
4. Residential development standards and densities shall be in accordance with this plan.

5. Commercial industrial projects shall enhance the tourism and recreation themes established in the commercial and industrial sections of this plan.

6. The Town will support where practical and give leadership to public and private social organizations aimed at integrating new-comers with existing residents.

7. The Town will regularly advise public and private social organizations of anticipated population growth and its location. The Town will also actively seek the views of these organizations on how to accommodate the needs of new-comers.

Environmental Concerns



D. Environmental Concerns

Issue A

The Town's natural environment is a major physical attribute. Future development will result in pressure to change this environment.

Objectives	Policies
(a) To protect the natural environment as development occurs.	1. All concept plans of subdivision and development agreements shall be accompanied by a landscaping plan which shall be viewed by the planning committee. A site plan submitted with a development permit application shall show a landscaping plan in compliance with any development agreement in place and to the satisfaction of the development officer. 2. Endangered natural foliage worthy of preservation will be relocated to public areas. 3. Special features of the natural environment will be used to enhance new developments -- e.g., using land adjacent water courses for trails/walkways; leaving unique stands of trees, etc. 4. Each application for subdivisions involving more than two lots shall address the following issues: . slope stability; . soil type; . tree cover; . natural drainage; . prevention of erosion during and after construction; and . protection of special environmental features. Such information shall be a supplement to any information required by the subdivision approving authority.

Policies

5. Development agreements shall provide for enforcement of any environmental conditions attached to a subdivision approval.

6. No development will be allowed which will detract from the natural environment by means of air, noise, water, or visual pollution.

Issue B

The physical and built environments are important attributes in sustaining the tourist function of the community. Entrances to the community, scenic drives, the downtown and views of the lake are areas of special importance. Efforts should be made to enhance these locations at every opportunity.

Objectives

(a) To ensure a high quality visual experience to residents and the travelling public.

(b) To protect and enhance public access, use and viewing opportunities of the lake.

(c) To promote a high standard of maintenance for existing buildings and lots.

(d) To maintain or improve the water quality of Cold Lake.

Policies

1. On subdivision and/or development applications for any property with frontage onto Highway 28, 8th Avenue, Lakeshore Drive, 2nd Avenue, 10th St., 1st Avenue from 16th St. to Tamarak St., Tamarak St. and Birch Avenue, the Development Officer shall be assisted by the Planning Committee and members at large.

2. The Planning Committee will advise the Development Officer and/or Council as to the suitability of a project and any conditions which shall be attached to the approval with respect to:

   . building height, mass or roof line;

   . exterior finish and materials;

   . signage;

   . landscaping.

3. Council should hire consultants to identify design elements which should be reflected in private and public development and redevelopment of the area described in Policy (1).

Policies

4. No permanent structure will be built on the strip of land classified 'P' in By-Law 399 immediately adjacent the lake with the possible exception of a marina or other like structure which would enhance the aesthetic quality of the lake.

5. Council will endeavour to extend this strip of public land along the lake through the subdivision and development permit process at little or no cost to the Town.

6. Council will support temporary uses along the lake which enhance resident and visitor enjoyment of the lake (i.e., boat rentals, food concessions, gifts/crafts).

7. Council will complete the Erosion Control Study (1978) to determine causes of erosion along the lake-shore and means of curtailing this erosion.

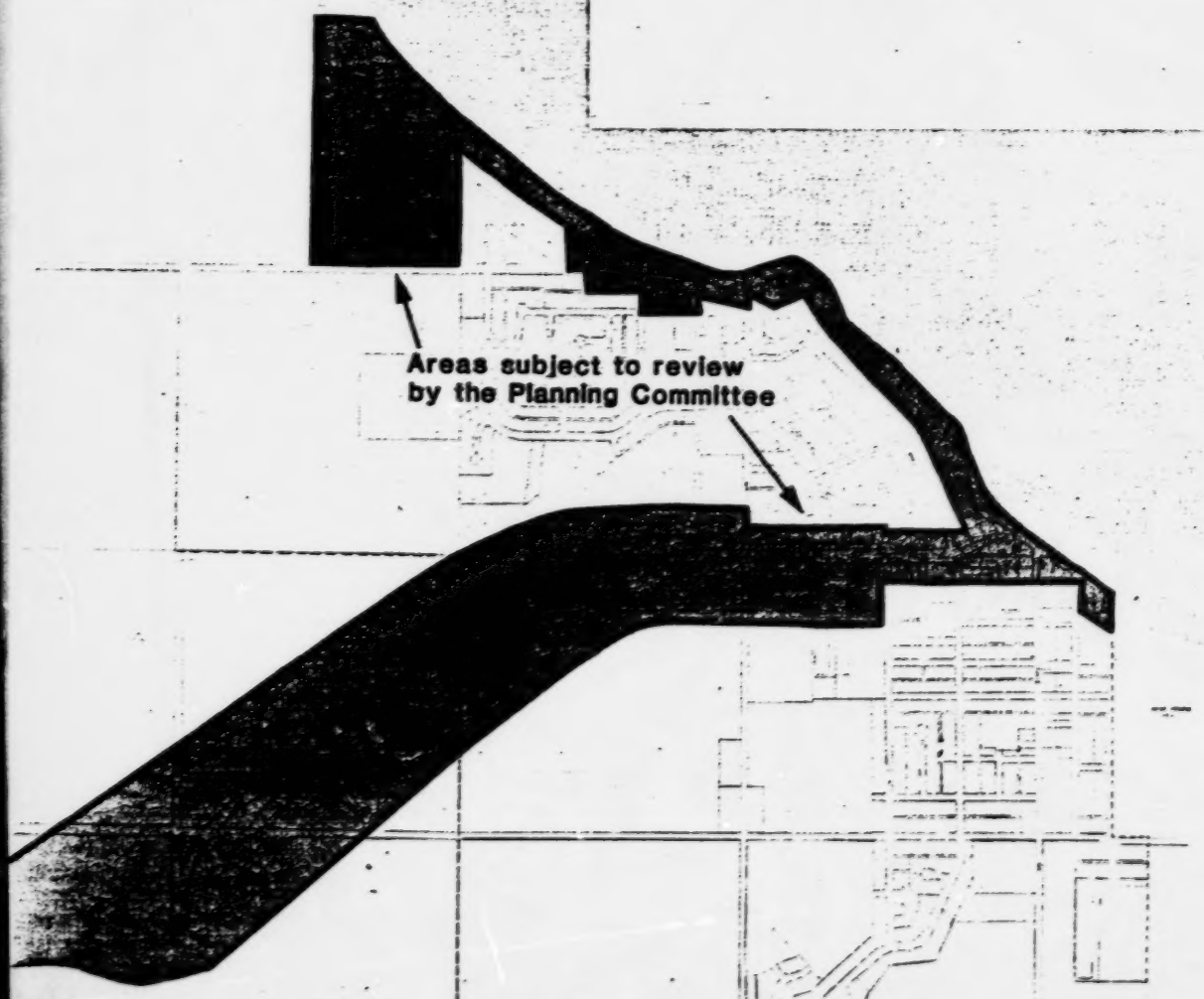
8. Council will further investigate the possibility of establishing trails for walking and skiing along the lakeshore.

9. The Town shall enforce its Minimum Standards and Nuisance By-Laws to maintain upkeep of buildings and vacant lots.

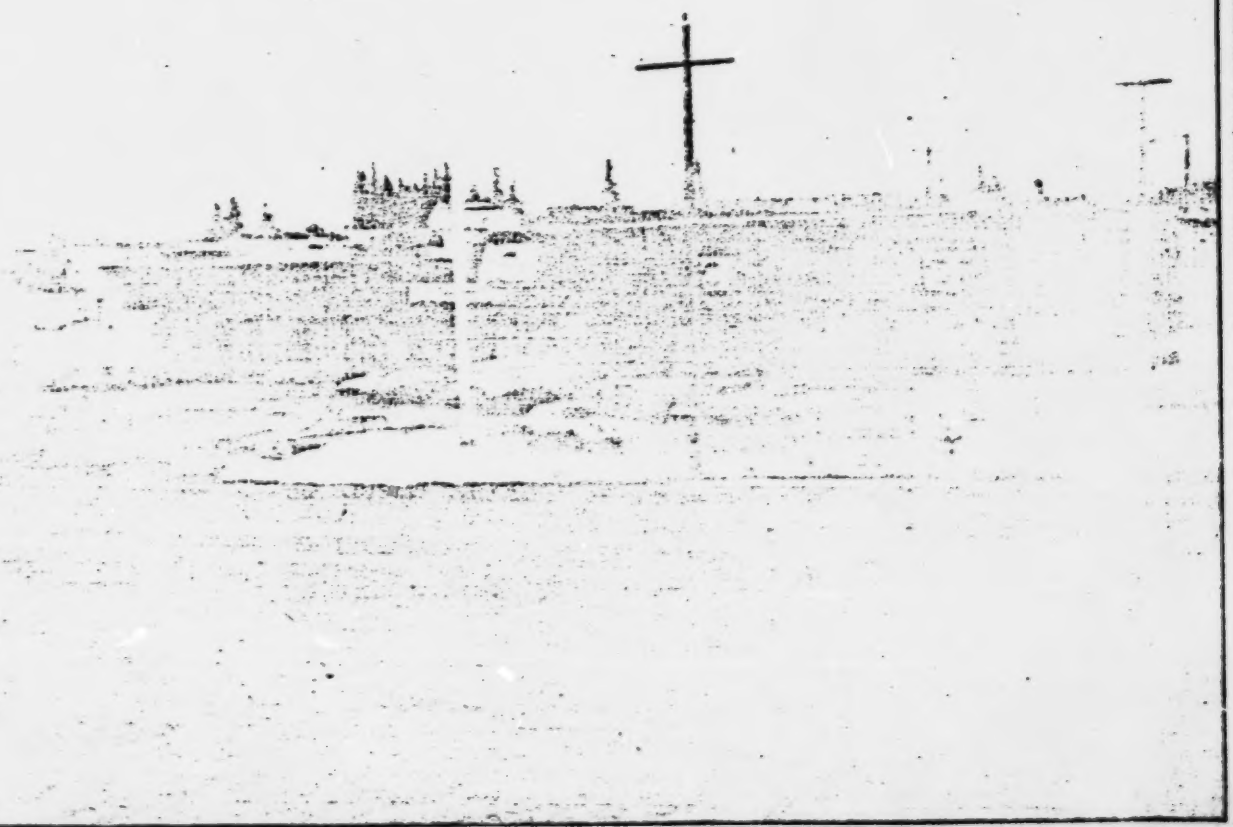
10. Council shall investigate alternatives to the present storm sewer run off into the lake in co-operation with Alberta Environment.

11. New development shall incorporate storm water management plans which minimize the damage to water quality in Cold Lake.

Special Development Areas



Commercial Land Use



E. Commercial Land Use

Issue A

The Town requires a well-located central commercial area to adequately service its population.

Objectives	Policies
(a) To allow only intensive commercial uses in the central area.	1. Future central commercial uses will only be located within the existing C1 (Central Business) zone.
(b) To ensure that the central area is concentrated and not allowed to become scattered.	2. Within the C1 zone, vacant land will be developed and residential land redeveloped before expansion of this zone is considered.

Issue B

Highway Commercial land is required by the Town.

Objectives	Policies
(a) To ensure sufficient quantities of highway commercial land.	1. Highway commercial land shall run parallel to Highway 28 on each side of the highway.
	2. New highway commercial lots shall be approved as part of a total development plan, the depth being a minimum of 200 feet excluding service road.
	3. Service roads will be supplied as part of each development.
	4. Buffers between commercial uses and abutting residential uses may be required of developers of commercial properties, to the specifications of the Town.
	5. Highway commercial development shall be subject to review procedures as provided in the Environmental Concerns portion of this plan.

Issue C

Parking problems may arise because some existing commercial enterprises within the central commercial zone do not have their own off-street parking.

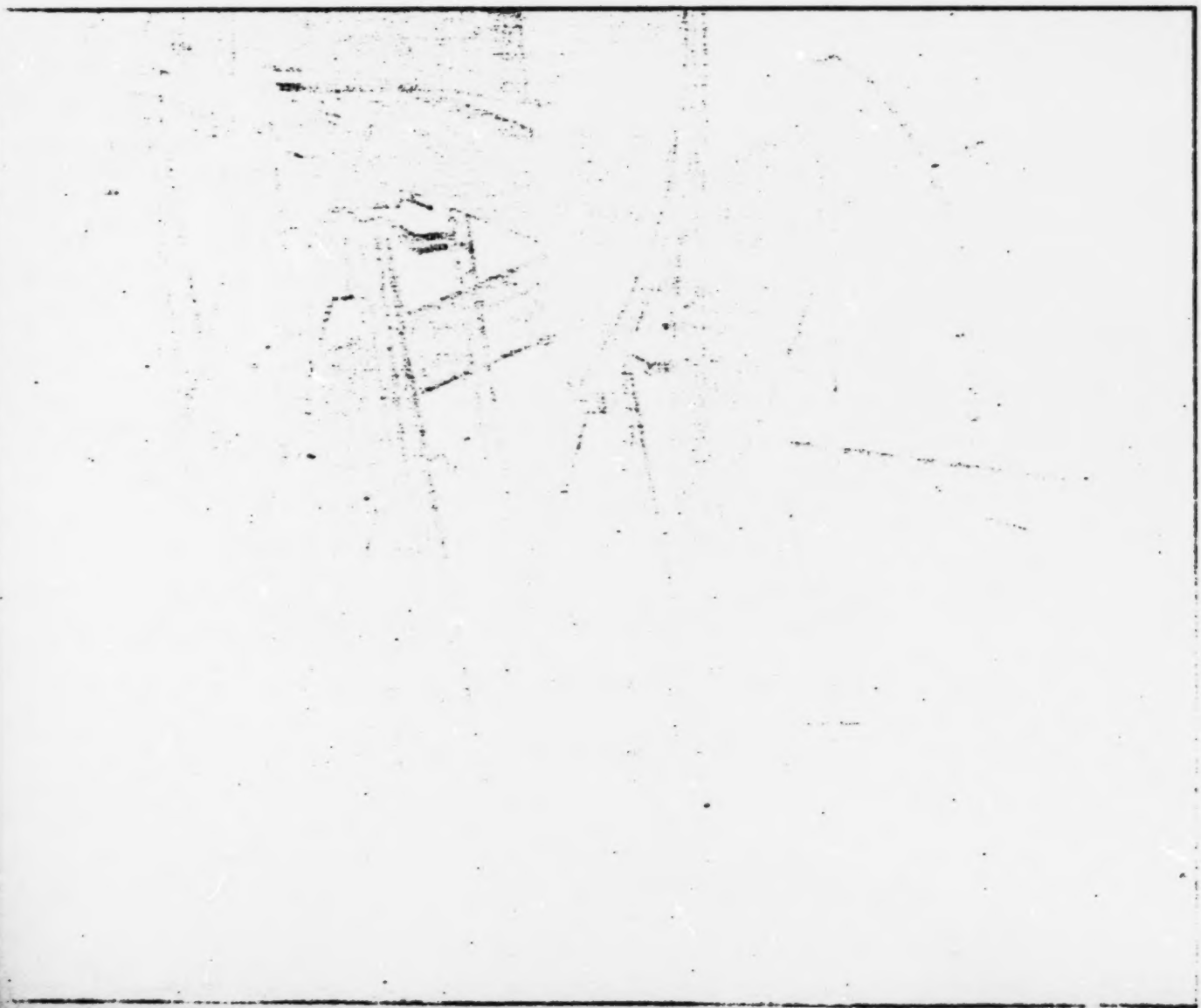
Objectives	Policies
(a) To ensure that all new commercial building provide their own off-street parking.	1. Parking spots for the staff of each commercial building will be provided on site. 2. Parking for customers will be provided on site or as cash in lieu.

Issue D

Encouragement should be given to all developments and activities which enhance the recreation and tourism opportunities of the community.

Objectives	Policies
(a) To support development which meets the needs of the travelling public. (b) To promote activities and events which enhance the tourism industry in the community.	1. Consideration will be given to any public, non-profit or commercial venture in any location which is a service to the travelling public and which demonstrates special site advantages to the tourist industry (lake view, lake access). 2. Council will support by whatever means practical events or activities which would increase the tourism attractiveness of the community.

Industrial Land Use



F. Industrial Land Use

Issue A

The town presently has no idustrially-zoned land. In order to expand its economic base, the Town requires land for industrial development.

Objectives	Policies
(a) To set aside land for industrial development.	1. No industrial uses will be located east of the proposed English Bay Road alignment (see Figure Proposed Future Land Use). Annexation of land for industrial purposes will be supported by Council as necessary. 2. The Town shall continue to update its standards for industrial parks. 3. The regulations contained within the Land Use By-Law will be applied in the case of all new industrial developments. 4. Industries will be located within industrial parks, rather than being treated as individual sites. 5. Non-conforming industries presently located in the Town in non-industrial zones will not be allowed to expand; or, if burned down, will not be allowed to relocate on the original site. (Subject to the provisions of the Planning Act). 6. The Town will consider acquiring land in the new industrial areas. The purpose of this would be to allow land swapping in order to encourage non-conforming industrial uses to relocate into the industrial zone. 7. Innovation in the design of industrial buildings will be encouraged. 8. Where industries are located adjacent to residential areas, extensive buffering will be required.

Policies

9. Truck traffic will not be allowed to pass through residential areas, if at all possible. This will be done through the use of truck routes, street signs, and street design.

Issue B

There is concern that industrial development could be detrimental to the natural environment.

Objectives

(a) To allow only light, non-polluting industries to locate within the Town.

Policies

1. Developers of industrial parks or individual industries shall submit proof they will not detract from the natural environment before development is approved.

Recreation and Open Space

G. Recreation and Open Space

Issue A

Increased awareness of the present citizens and future growth result in an increased demand for land for various recreational and open space purposes.

Objectives

(a) To ensure adequate land is obtained in suitable locations and configurations to meet the recreation needs of the community.

(b) To support the Recreation Board in its efforts to meet the program requirements of the community.

Policies

1. Subdivision and multiple family housing developers shall consult with the recreation and school boards prior to submission of concept plans to the Town.

2. In new subdivisions no dwelling unit shall be further than 1500 feet (460 metres) from a public park or open space nor further than 1/2 mile (800 metres) from a major community park of 5 acres (2 hectares) or more.

3. In new subdivisions, land for playgrounds, neighbourhood and community parks will be part of the 10% municipal and school reserve. Council will consult with Recreation and School Boards regarding the distribution of this land.

4. If the 10% municipal and school reserve is not sufficient, the Town will acquire additional land - e.g., for community parks.

5. Where possible, these parks will be part of an open space corridor.

6. Consideration will be given to the integration of neighbourhood and community parks with school sites.

7. Access to tot lots, playgrounds, and neighbourhood parks will not necessitate the crossing of major roads, whenever possible.

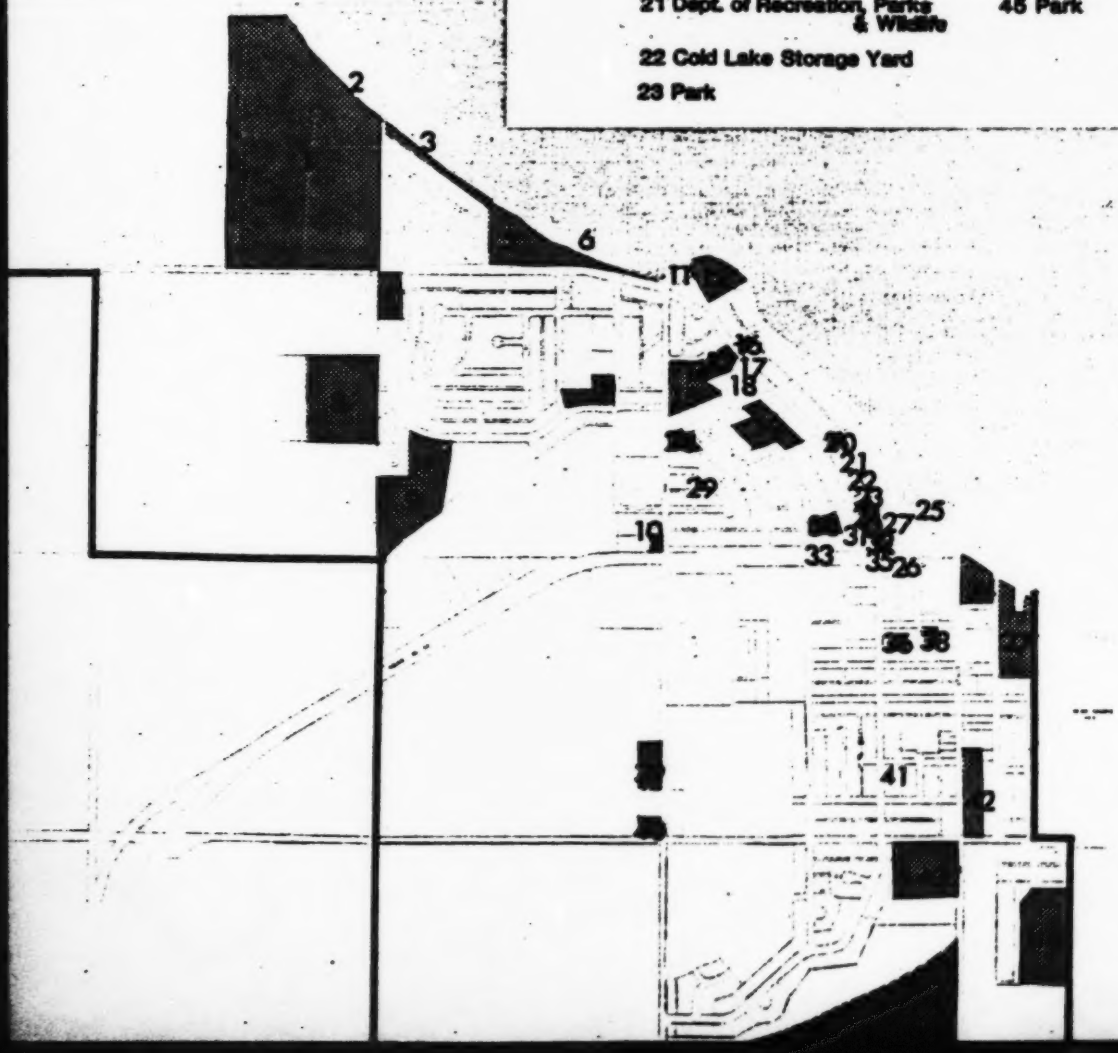
Policies

8. The Town, Recreation Board and M.D. of Bonnyville will jointly resolve the future development of Centennial Park for recreation purposes.

9. Town Council will support the Recreation Board by whatever means appropriate including the setting of an annual budget to implement the Parks and Recreation Master Plan.

Parks And Institutions

1 Park
2 Public Beach
3 Park
4 Cemetery
5 Park
6 Public Beach
7 Park
8 New Hospital
9 Public School
10 Alberta Power Ltd. Sub-station Site
11 Regional Pump House
12 John Neil Hospital
13 Library
14 Senior Citizen Self Contained Units
15 Cold Lake Lodge
16 Senior Citizen Drop-In Centre
17 St. Paul's United Church
18 Medical Clinic
19 Park
20 Cold Lake Baptist Church
21 Dept. of Recreation, Parks & Wildlife
22 Cold Lake Storage Yard
23 Park
24 Firehall
25 Public Dock & Boat Ramp
26 Post Office
27 Treasury Branch
28 Park
29 Park
30 Royal Canadian Legion
31 Town Sewer Lift Station
32 Town Hall
33 Family Community Support Services
34 Roman Catholic Church
35 A.G.T.
36 Masonic Society Hall
37 St. Dominic's School
38 Town Day Care & Playschool
39 Town Reservoir & Pumphouse
40 Town Public Works
41 Full Gospel Church
42 Cemetery
43 Cold Lake School
44 Curling Rink, Ball Park & Arena
45 Park



Institutional Land Uses

H. Institutional Land Uses

Issue A

As growth occurs, there will be pressure on existing institutional facilities to expand and for new ones to be constructed.

Objectives

(a) To provide for adequate institutional facilities to meet the needs of an increasing population.

(b) To ensure the convenient location of institutional uses.

Policies

1. Existing institutional buildings should be expanded/renovated before new ones are built.

2. When possible, Town-owned land will be used for institutional purposes.

3. The Town will take advantage of provincial grants intended for institutional facilities.

4. Senior citizen housing will be located in residential areas with easy access to open space areas, shopping facilities, services, and community facilities, where at all possible.

5. School sites will be located as per criteria determined by the School Boards and approved by Council.

6. The proposed new hospital will be located on the old sewage lagoon site.

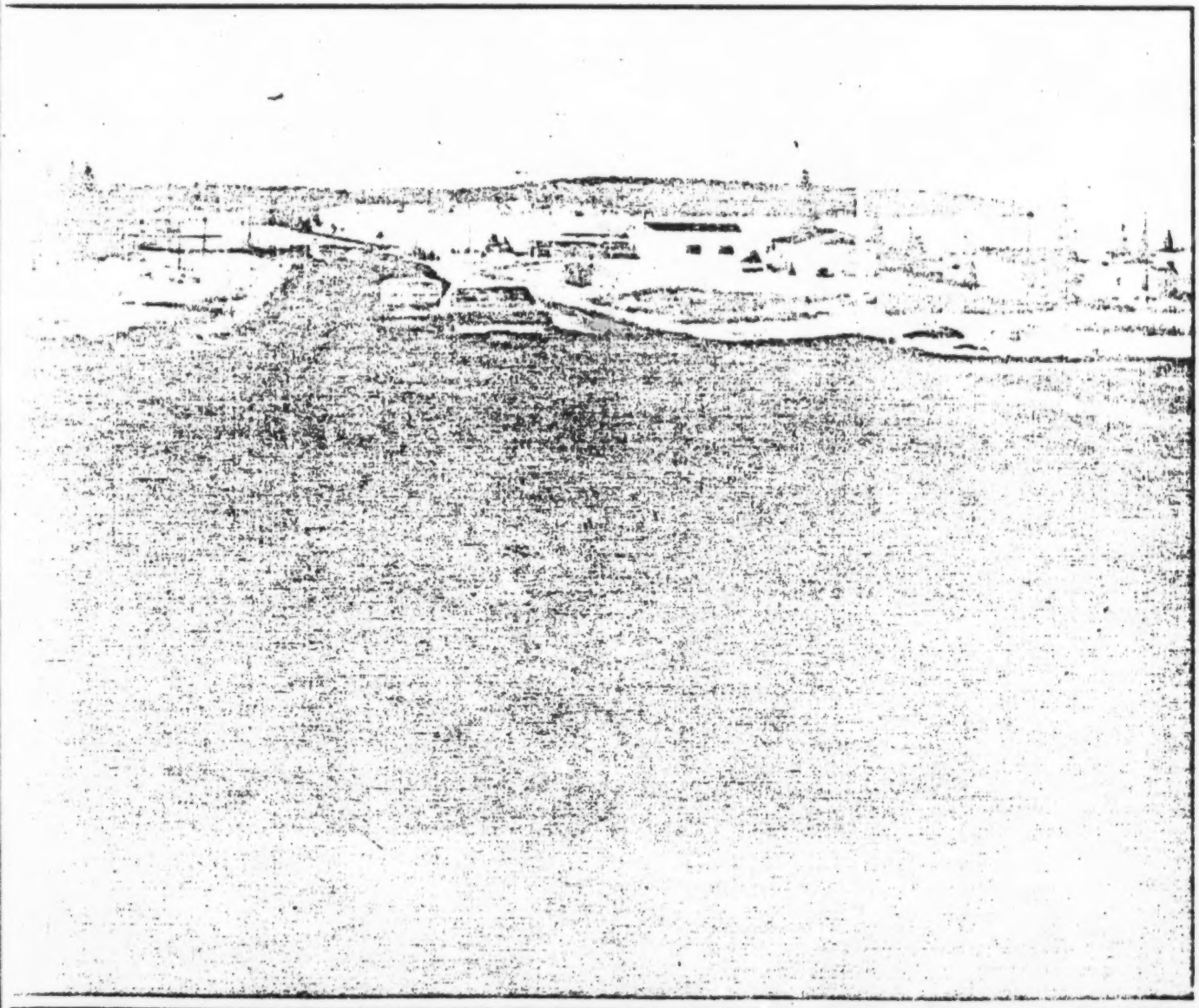
7. The site of the existing hospital will be used for Town or other institutional purposes.

8. The Town will assist other institutional uses (e.g., colleges) in finding suitable sites.

9. All institutional sites will be landscaped and will be part of the pedestrian/bicycle pathway system, where possible.

10. The Town will consult with user groups prior to giving its approval to institutional uses.

Transportation

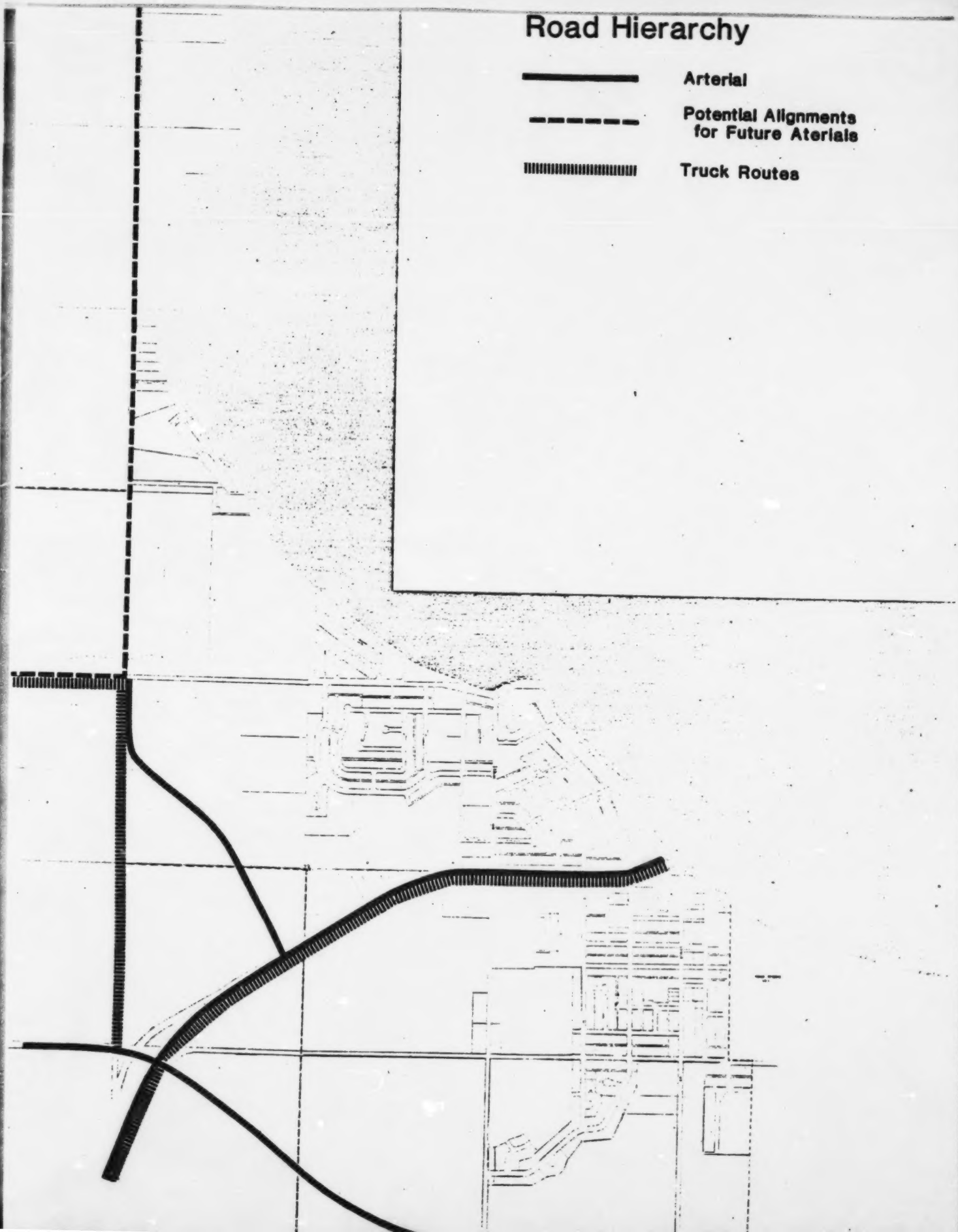


I. Transportation

Issue A

A hierarchy of roads is needed in order to differentiate functions.

Objectives	Policies
(a) To define a system of roads which facilitates traffic flow and makes optimum use of the various classifications of roads.	1. The system of roads as defined in the "Grand Centre/Cold Lake Transportation Study (1980)" will be implemented as necessary. 2. Road rights-of-way will be a minimum of 100 feet (30 metres) for arterials and 66 feet (20 metres) for all other roads. 3. New neighbourhoods will be expected to conform with this road system. 4. The proposed industrial areas will be linked directly to the highway via an arterial which will not pass through residential areas. 5. All residential units will provide off-street parking. 6. All roads in new subdivisions will be paved as part of development agreements. 7. The Town will budget for the eventual paving of all roads in the older part of town.


Road Hierarchy
Arterial
Potential Alignments for Future Aterials
Truck Routes

Utilities

J. Utilities

Issue A

Growth within the Town will put pressure on existing water and sewerage systems.

Objectives

(a) To provide services that will keep pace with growth.

(b) To ensure that all projected land uses are adequately serviced.

(c) To ensure the orderly and economic extension of utility systems. (With reference to the provision of Regional Utilities).

(d) To ensure adequate quality of water and sewer treatment.

(e) To ensure necessary Town budgeting for service upgrading and expansion.

(f) To ensure that developers contribute to servicing costs.

Polices

1. The recommendations regarding utility upgrading and servicing as contained in the "Town of Cold Lake Utility Expansion Study (1978)", the "Cold Lake Regional Water Plan (1980) and the Cold Lake Regional Sewage Plan (1980)" will be implemented.

2. The proposals within these studies will be monitored regularly to ensure that service requirements are being met. If not, necessary changes will be introduced.

3. The Town will determine a budget/grants programme to meet the financial requirements of utility expansion.

4. The Town will pay the capital costs of building and upgrading central facilities: water treatment plant, sewage lagoon, lift stations.

5. The Town will attempt to recoup these costs through off-site levies for all new residential, industrial, and commercial development on a per acre charge to be set within a development agreement.

6. Developers shall pay for extension of service systems into unserviced areas.

7. In cases where there is interest in development, but the Town cannot pay for major facilities, consideration will be given to developer's being able to front-end these costs or providing temporary facilities (e.g., in the case of lift stations).

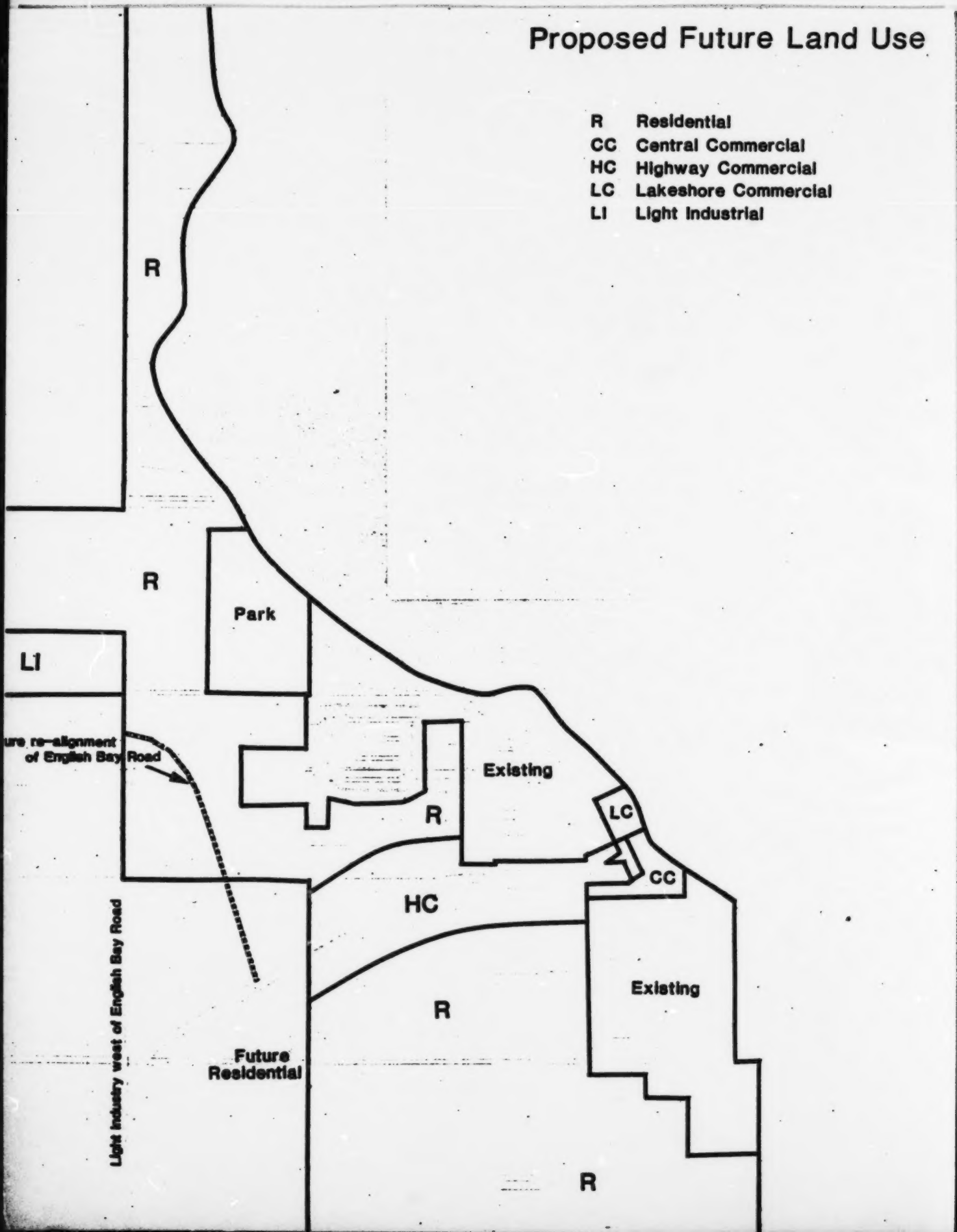
Intergovernmental Concerns

K. Intergovernmental Concerns

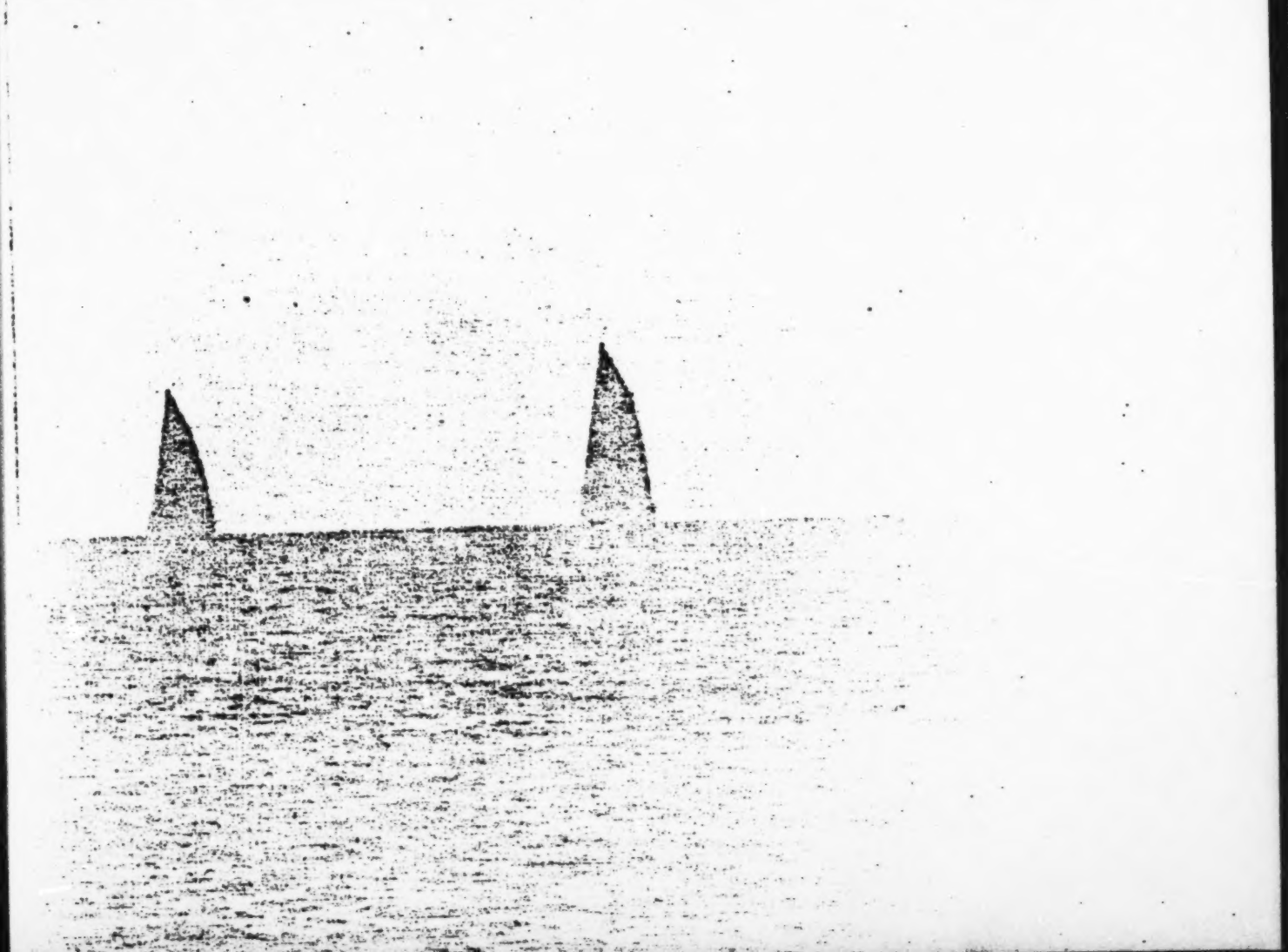
Issue A

The Town of Cold Lake functions within a closely integrated region. Ties between Cold Lake, Grand Centre, Medley, the M.D. of Bonnyville and a variety of regional boards are becoming more involved. A spirit of cooperation should be recognized and encouraged.

Objectives	Policies
(a) To encourage mutually beneficial relationships with surrounding jurisdictions.	1. The Town will fulfill its role as agreed in the regional utility board and as may arise from the regional transportation study.
(b) To identify and act upon government or other agency programs that may arise.	2. The Town will support surrounding jurisdictions in achieving developments and activities which are beneficial to the region as a whole.
	3. The Town will co-operate with surrounding jurisdictions in activities and programs which require or benefit from joint involvement.
	4. Land in Cold Lake situated within one mile (1600 metres) of Grand Centre shall be the subject of a plan approved jointly by Cold Lake and Grand Centre prior to approval of subdivisions or development permits by the Town.
	5. The Town will review and act upon government or other agency programs which will benefit the citizen's of Cold Lake. As an example, the Town will pursue the designation of Cold Lake for the Residential Rehabilitation Assistance Program (RRAP) offered by C.M.H.C.


Proposed Future Land Use
R Residential
CC Central Commercial
HC Highway Commercial
LC Lakeshore Commercial
LI Light Industrial
R
R
Park
LI
ure re-alignment of English Bay Road
Existing
R
LC
CC
HC
Light industry west of English Bay Road
Existing
R
Future Residential
R

Appendices



Appendix One: Projected Housing Demand

Population Level	Increase in No. of People over Present Population	Increase in No. of Units over Present Supply*
2054	-	(existing supply-794)
2500	450	150
3000	950	315
3500	1450	485
4000	1950	650
10,000	7950	2650

* Assumes 3.0 person per dwelling unit. Demands from existing residents due to new household formation and replacement of older housing will be in addition to these figures, perhaps 10-20 houses per year.

Appendix Two: Projected Housing Supply

Appendix One has indicated the demands for housing for a population of up to 10,000 would be for 2650 additonal housing units. The supply of housing will come from the following sources (see attached map as well):

(A) Within vacant and zoned development areas.

N.B. This discussion is based on land use and zoning maps of February 15, 1982.

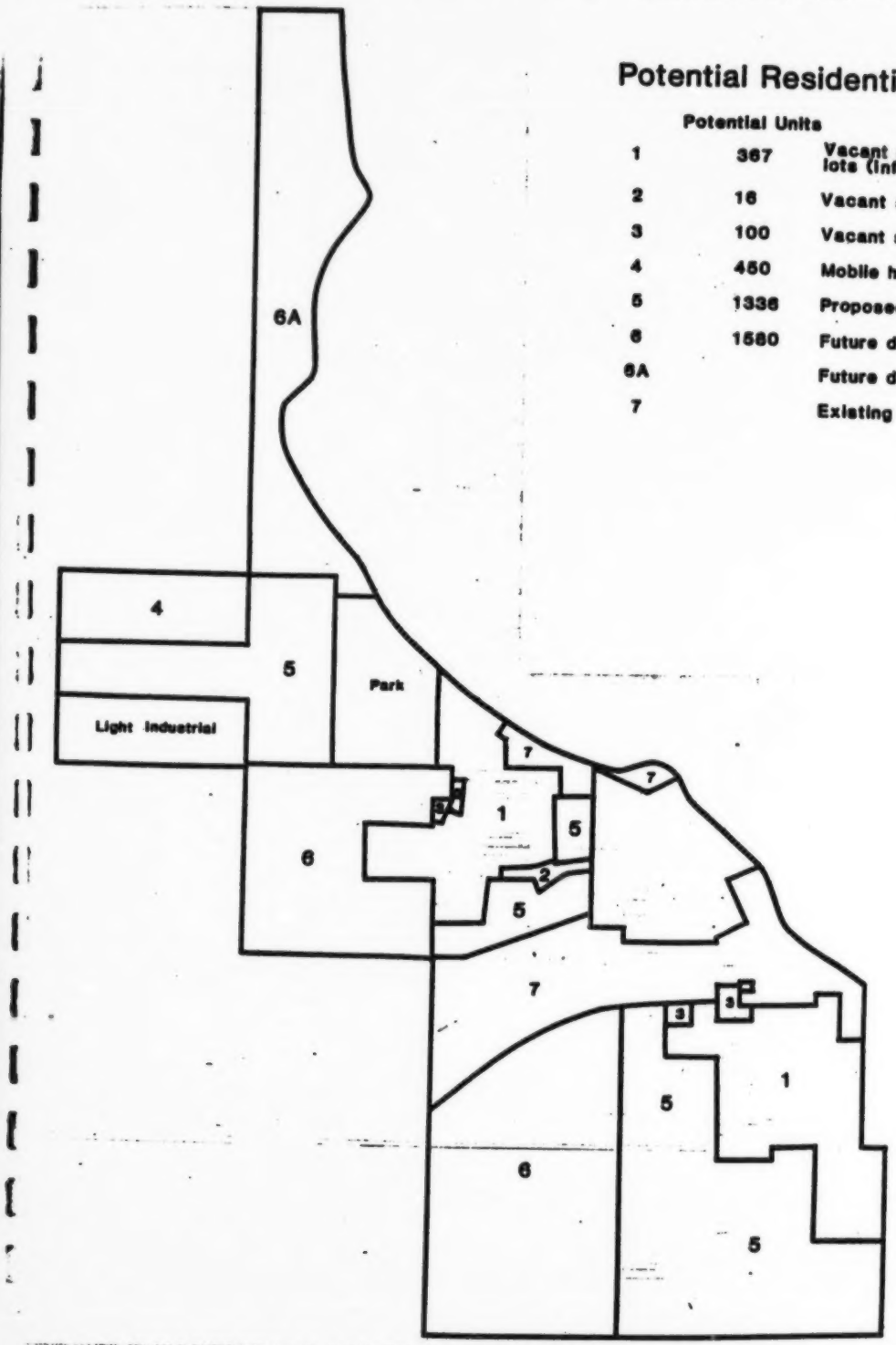
(1)	Single Family Units - infilling of vacant lots	367
(2)	Duplexes - duplex development of vacant R2 lots	16
(3)	Apartments - R3 zoned areas of vacant land, assuming 25 units per acre	100
	TOTAL:	483

(B) Urban Reserve Lands

(1)	Trailer Park Proposal*	450
(2)	Outline/Tentative Subdivision Plans*	1336
(3)	Future residential areas**	1580
	TOTAL:	3366
	GRAND TOTAL:	3849

* figures as reported on plan proposals.

** estimates of developable area and assuming 4 units per gross acre.



Potential Residential Development

	Potential Units	
1	367	Vacant serviced single family lots (infill)
2	16	Vacant serviced duplex lots
3	100	Vacant serviced apartment sites
4	450	Mobile home park
5	1336	Proposed plans
6	1560	Future development
6A		Future development unspecified
7		Existing development

POOR

QUALITY

ORIGINAL